

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 124 LOS AGUAJES AVE**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007
Application Number: MST2004-00725
Owner: Mark Edwards
Architect: Peter Ehlen

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage to construct a three-story apartment complex consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a 3,683 square foot apartment complex with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

(COMMENTS ONLY; PROJECT REQUIRES AN ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL ON A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE COASTAL ZONE.)

7:23

Peter Ehlen, Architect; Mark Edwards; Owner; and Matt Benwich, Owner, present.

Motion: Continued indefinitely with the following comments: 1) The Board would like to drive-by the site and reserves judgment on the project pending comments of the Historic Structures Resource Report. 2) The Board acknowledges the site has potential for a more aggressive development. 3) The Board is concerned with the massing of the third story as viewed from the train station. 4) Some Board Members feel the architecture is too modern to be compatible with the existing neighborhood.

Action: Larson/Bartlett, 9/0/0.

CONSENT CALENDAR**FINAL REVIEW****A. 27 E COTA ST**

C-M Zone

Assessor's Parcel Number: 037-132-033
Application Number: MST2003-00777
Owner: The Lyon Building
Architect: Kirk Gradin

(The proposal is separated into two phases. Phase A includes a new stair tower, elevator shaft, facade changes along the west elevation of the one-story loading dock (walls and doors are to be constructed within the existing loading bays), and new windows in the five-story tower. Phase B involves interior changes to allow, through approval of a Conditional Use Permit, the Brooks Institute of Photography to occupy approximately 28,036 square feet of the existing building for classroom and lab uses. The second floor and a portion of the first floor would continue to be used by existing tenants.)

(Change to the duct layout on the fifth floor to stay below the parapet height.)

Final approval with the condition that the additionally proposed bay of trash enclosure shall match details and materials of the existing trash enclosures.

A letter submitted by Jennifer Frazier and Stephen Phillips, neighbors, was read into the record which stated that Mr. Edmonds removed landscape, Acacia trees and a large Oak tree from their property and that of the subject property without their permission or knowledge. They would like Mr. Edmonds to replace some of the landscape and the trees.

Public comment closed at 7:04p.m.

Motion: Continued indefinitely for the applicant to resubmit a complete set of plans which include the house and the proposed site work. The Board will attempt to separate the site work and house approvals so the applicant can obtain a separate site work building permit; providing the concept appears to be valid and moving in the right direction.

Action: LeCron/Mudge, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM

9. 124 LOS AGUAJES AVE

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007
Application Number: MST2004-00725
Owner: Mark Edwards
Architect: Peter Ehlen
Agent: Fermina Murray
Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(7:25)

Peter Ehlen, Architect; and Mark Edwards, Owner; present.

Motion: Continued indefinitely with the following comments: 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and overhangs are compatible with the industrial nature of the neighborhood. 2) The mass, bulk and scale is excessive, especially at the third floor. 3) The third story element on Los Agujas Avenue should be pulled back beyond the required fifteen foot setback. 4) Study of tightening the ground floor parking and circulation to minimize the encroachment into the front yard and building within the rear creek buffer. 5) The view of the project is a concern as seen from the train station and the freeway, and the Board encourages the applicant to move the third story back. 6) The Board appreciates that the parking area is located site with no garages are facing the street. 7) The architectural style will necessitate quality materials for the project to appear high quality. 8) Maximize landscaping opportunities as part of the circulation re-study.

Action: Sherry/LeCron, 6/1/0. Mudge opposed.

CONCEPT REVIEW - CONTINUED ITEM**3. 124 LOS AGUAJES AVE**

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Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage and to construct a three new condominiums consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a three-story 3,683 square foot structure with 1,197square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(4:56)

THIS ITEM WAS POSTPONED AND RESCHEDULED TO THE FEBRUARY 27, 2006 MEETING AT THE APPLICANT'S REQUEST.

Motion: To hear Item 8 in place of Item 3.
Action: LeCron/Sherry, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 333 S CANADA ST A**

R-3 Zone

Assessor's Parcel Number: 017-300-021
Application Number: MST2005-00682
Owner: Shannon Family Living Trust
Designer: Nicholas Vergara

(Proposal to construct a new three-story duplex consisting of a 471 square foot two-car garage with a 1,143 square foot, duplex above on a 5,000 square foot lot. The lot is currently developed with an existing 772 square foot, two-story residence with a 772 square foot, three-car garage which is proposed to remain unaltered. The site previously had a two-story duplex which was demolished under BLD2005-01336. Modifications are requested for encroachment into required setbacks, building separation and reduction in the required open yard.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR MODIFICATIONS.)

(5:20)

Nicholas Vergara, Designer; and Denise Shannon, Owner; present.

- Motion: Continued indefinitely with the following comments: 1) The reduction of the house from a three-story residence to a two-story split level residence is appreciated by the Board. 2) There exists an opportunity for the applicant to create a split between the two wings of the residence and nestle the eastern wing closer into the natural grade. 3) The applicant shall not extend the easternmost retaining walls in the site work to read as part of the architecture. 4) Instead of the proposed tall vertical faces or cantilevers, the taller elements of the structure should "step back" to conform to the Hillside Design Guidelines. 5) Use of the same materials in the site walls and residence results in a larger and massive appearance in the architecture. Therefore, the site walls should be naturalized and minimized in height to not read as part of the architecture, especially in areas where solid guard rail conditions have been created. 6) Reduce the plate height on the garage wing, especially on the south elevation, and significantly step-down the east wing finished floors to help diminish the eave lines as viewed from the down slope. 7) The elimination of the street guest parking is appreciated by the Board. 8) The site design and integration of the site walls and other landscape features are appreciated, but should be more in conjunction with the approved landscape plan presented with the street improvements. 9) The proposed chimney element on the east elevation above the glass French door component is awkward and unacceptable, and needs restudy. 10) Site section diagrams showing the existing topography and how the residence relates to the hillside are requested when the applicant returns.
- Action: LeCron/Wienke, 7/0/1, (Sherry abstained).

***** THE BOARD RECESSED FROM 6:30 P.M. UNTIL 6:59 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM

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Architect: Peter Ehlen
Agent: Fermina Murray
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(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS AND FOR A COASTAL DEVELOPMENT PERMIT FOR A CHANGE OF USE IN THE NON APPEALABLE JURISDICTION OF THE COASTAL ZONE.)

(7:00)

Mark Edwards, Owner; Peter Ehlen, Architect; David Black, Landscape Architect; and Chelsey Swanson, Assistant Planner for the City of Santa Barbara, present.

Public Comment opened at 7:39 p.m.

Mr Untermann, neighbor, found the project to be a positive addition to the neighborhood and would set the trend in quality development for the area. The quality of the detail elements on parking and landscaping of the project are highly desirable for the neighborhood.

Public Comment closed at 7:42 p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: (Previous Comment #1 carried forward) 1) A majority of the Board is generally comfortable with the contemporary style of the proposal, and finds that the flat roofs and other details are compatible with the industrial nature of the neighborhood. 2) The majority of the Board finds the size, bulk, and scale of the project is acceptable, but would like to see the third floor setback increased as it addresses Los Aguajes Avenue since the current proposal is requesting a front yard modification. 3) Modifications on the first and second floor are supported by the Board since they are in alignment with the adjacent properties on either side of the property. 4) The layout of the parking is acceptable, since it does not include garage doors facing the street. 5) More pedestrian delineation in the paving is requested to make the entry ways for the three condominiums more obvious than the current proposal. 6) The stone base on the ground floor of the building is acceptable and adds to the quality of materials for the contemporary style building. 7) The landscape plan is appropriate for the beach area of the project with the proposed palm trees appropriate for the three story buildings. 8) Support from the Board for the interior yard modifications, as delineated by Staff, is mixed. 9) Some support of the encroachments could be obtained from the Board if directed toward allowable uses such as decks or fireplaces. The proposed encroachments are minimal and represent only window ledges or upper level protrusions supported from the ground. 10) Glass hand rails with the sandblasted or etched outer facings are accepted by the Board since they are non-glare/not reflective and in keeping with the style of the architecture.

Action: Wienke/Romano, 7/1/0 (Mosel opposed).

CONCEPT REVIEW - CONTINUED ITEM

5. 1776 EUCALYPTUS HILL RD

A-2 Zone

Assessor's Parcel Number: 015-161-054

Application Number: MST2002-00614

Owner: Rick Jeffery

Agent: Carol Gross

(Proposal for two-lot subdivision of a 4.12 acre lot with an existing single-family residence in the Hillside Design District.)

(Review of Landscape Plan)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(7:50)